



DEPARTMENT OF PLANNING AND BUILDING

Monthly Activity Report

March 2009

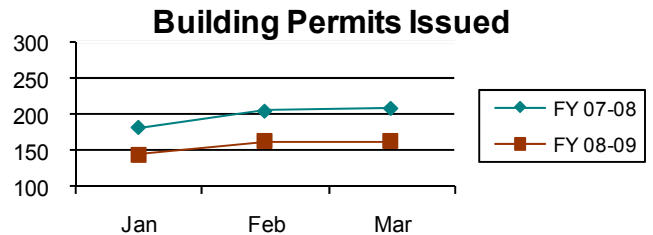
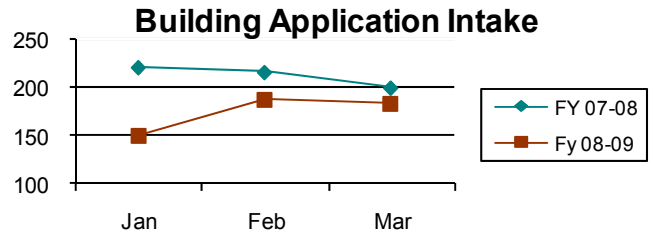
Monthly statistics at a glance

Building Permit Activity

Building permit application intake continues to decrease substantially from this time last year. The only increases have been in applications for commercial additions / alterations.

We continue to expect to see new applications reflect more additions and remodels in both commercial and residential projects. Applications for new single family dwellings have slowed significantly, as have multi-family applications.

Both the credit and housing markets are creating a slow-down in construction activity in the County. This is not expected to change in the near future.



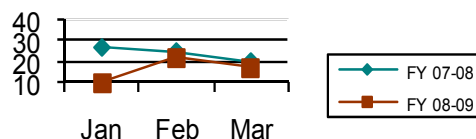
Land Use Permit Activity

Overall, the number of new applications continues to decrease from this time last year. However, a number of larger projects have been submitted and this is keeping workload steady.

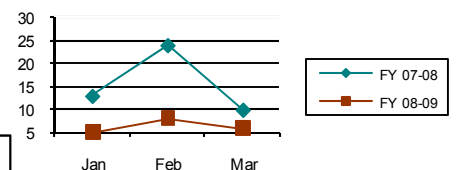
Although land division applications are down, land use permit applications have been increasing. These range from simple Coastal Minor Use Permits to more complicated Conditional Use Permits.

In general, land use activity has seen a slow-down due to both the housing and credit markets. This decrease is somewhat less than what we have seen in construction activity.

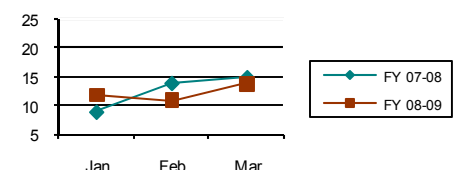
Environmental Documents Issued



Subdivision Application Intake



Land-use Application Intake



March 2009

Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	12	24	205 (205 DU*)	283 (DU)	(27%)
Multi-Family	6	0	11 (11 DU)	20 (100 DU)	(45%)
Commercial/Public	4	16	50 (2 DUMU)	77 (4 DUMU)	(35%)
Residential Adds/Alts	36	49	331	476	(30%)
Commercial Adds/Alts	4	20	96	75	28%
Grading	9	5	61	67	(10%)
Demolitions	6	10	77 (53 DU)	90 (65 DU)	(14%)
Miscellaneous	86	84	841	830	1%
TOTAL PERMITS ISSUED	163	208	1,672	1,913	(13%)
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	2,752,805	5,825,180	39,446,365	57,851,114	(32%)
Multi-Family	6,920	0	1,631,223	10,982,510	(85%)
Commercial/Public	815,264	2,804,550	10,243,625	18,53,892	(45%)
Residential Adds/Alts	1,108,930	1,750,142	9,409,637	13,793,430	(32%)
Commercial Adds/Alts	17,681	302,738	6,378,034	4,916,982	30%
Demolitions	42,470	6,000	766,384	89,012	761%
Miscellaneous	786,019	560,731	20,077,833	8,518,723	135%
TOTAL VALUATION	5,530,089	11,249,341	87,953,101	114,690,668	(23%)
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	6	19	119 (119 DU)	402 (DU)	(70)%
Multi-Family	2	0	12 (4 DU)	15 (228 DU)	(20%)
Commercial/Public	4	6	57 (2 DUMU)	101 (2 DUMU)	(44%)
Residential Adds/Alts	45	43	372	488	(24%)
Commercial Adds/Alts	12	19	93	94	(1%)
Demolitions	7	6	74 (49 DU)	101 (97 DU)	(28%)
Grading	6	10	61	113	(46%)
Miscellaneous	100	97	911	986	(8%)
TOTAL APPLICATION INTAKE	182	200	1,699	2,300	(26)%
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	34	52	416 (DU)	568 (DU)	(27%)
Multi-Family	0	1	22 (64 DU)	19 (26 DU)	15%
Commercial/Public	13	6	76 (2 DUMU)	75 (5 DUMU)	1%
Residential Adds/Alts	58	80	445	516	(14%)
Commercial Adds/Alts	23	2	115	81	42%
Demolitions	9	10	80 (54 DU)	83 (59 DU)	(4%)
Grading	15	16	119	153	(22%)
Miscellaneous	138	133	1,002	1,109	(10%)
TOTAL PERMITS FINAL	290	300	2,275	2,604	(13%)

March 2009

Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Appointments	58	39	459	669	(31%)
Walk-In Clients	1,134	1,206	10,108	11,964	(16%)
Letters, Emails, Etc	272	373	3,004	3,550	(15%)
Pre-Application Meetings	4	11	50	97	(48%)
Public Information Phone Calls Returned	627	667	5,547	5,722	(3%)

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Planning and Building Website	NA	669	NA	805	(31%)
GIS Inter-Active Website	129	79	138	80	73%

Top Three Web Pages Visited

Top Three Downloaded Files

1. NA

1. NA

2. NA

2. NA

3. NA

3. NA

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Number of Inspection Stops	1,190	1,461	11,797	14,514	(19%)
Number of Plan Checks Completed	433	477	3,968	4,165	(5%)
Automated Inspection Scheduling	825	1,163	8,527	11,494	(26%)
Average Processing Time	5 weeks	7 weeks	5 weeks	7 weeks	(29%)
Fast Track to First Review	10 days	14 days	11 days	14 days	(21%)

March 2009

Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	5	5	79	80	(1%)
Exemptions (Categorical and General Rule)	12	13	74	130	(43%)
County Projects:					
Negative Declarations/Mitigated Negative Declarations	0	1	5	17	(71%)
Exemptions (Categorical and General Rule)	0	1	0	4	(100%)
EIR's in process	31	NA*	30.25	NA*	NA*

Appeals Received

	This Month	Same Month Last Year	F/& 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Negative Declaration	0	5	11	7	57%
Planning Commission Decisions	0	0	10	8	25%
Subdivision Review Board Decisions	0	0	2	3	(33%)
Hearing Officer Decisions (PDH)	2	0	7	5	40%

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Cases Initiated	49	NA	357	101	253%
Cases Closed	32	NA	245	76	222%
Average Time to Resolve	110 days	NA	1,034 days	1,426 days	(27%)
% of Proactive Cases	58%	NA	54%	10%	426%
Vehicles Towed	6	NA	24	9	167%
Vehicle Inspections	26	NA	103	49	110%
Notice of Violation	14	15	75	154	(51%)

* NA = Not Available

March 2009

Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Ag Preserves	0	0	0	3	(100%)
General Plan/Ordinance Amendments	1	0	4	3	33%
LAFCo Referrals	0	0	1	0	100%
Conditional Use Permits/Development Plans	5	5	24	19	26%
Minor Use Permits	9	8	94	107	(12%)
Variances	0	2	1	3	(67%)
Site Plans	0	0	4	0	400%
Curb, Gutter & Sidewalk Waivers	0	0	4	3	33%
Grading Permits (for Environmental Review)	1	7	24	70	(66%)
Tract Maps	1	0	2	6	(67)%
Tract Maps/Conditional Use Permits/Development Plans	0	0	7	4	(75%)
Parcel Maps	1	0	10	15	(33%)
Parcel Maps/Conditional Use Permits/Development Plans	0	0	2	2	0%
Receiving Site/Map	0	0	1	2	(50%)
Lot Line Adjustment	1	2	13	23	(43)%
Road Exception Request	0	0	0	0	0%
Public Lots	0	0	1	2	(50%)
Certificates of Compliance/Conditional Certs	2	2	9	23	(61%)
Voluntary Mergers	1	6	23	79	(71%)
Road Naming	0	1	5	11	(55%)
Road Abandonment	1	1	1	2	(50%)
TOTAL NEW APPLICATIONS	23	34	230	377	(39%)

March 2009

Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Board of Supervisors — Total	11	15	162	147	10%
General Plan/Ordinance Amendments	2	5	33	22	50%
Agricultural Preserves	0	0	32	15	113%
Appeals	1	6	36	28	29%
Other Items	3	1	22	18	22%
Consent Items	5	3	39	64	(39%)
Planning Commission — Total	4	10	101	124	(19%)
Conditional Use Permit/Dev Plans	1	6	28	22	27%
Minor Use Permits	0	0	1	1	0%
Variances	1	0	6	6	0%
Tract Maps	0	1	18	7	157%
General Plan/Ordinance Amendments	0	1	7	27	(74%)
Appeal	0	1	4	4	0%
Consent Items (time ext, GP conformity re- ports, AG Preserves)	2	1	37	57	(35%)
Subdivision Review Board — Total	1	10	37	83	(54%)
Parcel Maps	1	1	10	29	(66%)
Lot Line Adjustments—Coastal	0	0	9	4	125%
Conditional Certificates	0	0	4	6	(33%)
Consent Items (time ext, public lots)	0	9	15	44	(66%)
Planning Department Hearings — Total	9	10	97	136	(29%)
Minor Use Permits:					
Residential Single Family	1	2	8	27	(70%)
Residential Additions	1	1	21	19	(11%)
Residential Multi Family	0	0	0	2	(100%)
Commercial/Industrial/Office	0	0	8	20	(60%)
Miscellaneous	6	4	41	39	5%
Road Names	0	0	3	9	(67%)
Lot Line Adjustments—Inland	1	2	15	18	(17%)
Appeal of Admin Fine	0	1	1	2	(50%)
Airport Land Use Commission — Total	0	0	10	5	100%
Projects Reviews	0	0	10	5	100%
TOTAL ALL PROJECTS	25	45	408	495	(18%)